SOMETHING EXTRAORDINARY IS HAPPENING YOU CAN BE PART OF IT
A NEW BUSINESS LOCATION BENEFITTING FROM EXCELLENT TRANSPORT LINKS
A NEW OFFICE BUILDING CAN BE PROVIDED TO SUIT BUSINESS REQUIREMENTS
CAN PLAN FUTURE NEEDS IN A COST EFFECTIVE MANNER IN LINE WITH BUSINESS REQUIREMENTS
POTENTIAL BENEFITS OF RUNNING FIT-OUT AND MAIN CONTRACT CONCURRENTLY
FULL TURNKEY OPTION AVAILABLE
THE MOST PROMINENT NEW OFFICE BUILDING
PANORAMIC VIEWS FROM EXCLUSIVE ROOF TERRACE
VIBRANT CREATIVE ENVIRONMENT, WHICH WILL RETAIN AND ATTRACT NEW TALENT

**EVERYTHING is CONNECTED**

**tHe WILL CHANGE THE CENTRE OF GRAVITY CREATING A NEW PRIME COMMERCIAL LOCATION IN THE CENTRE OF EDINBURGH.**

**THE BEST CONNECTED BUSINESS LOCATION tHe WILL COMPRISE:**

- 340,000 SQ FT NET OFFICE SPACE
- 54,000 SQ FT NET RETAIL/LEISURE SPACE
- 168 KEY BED APART-HOTEL
- 190 BED HOTEL
- 321 UNDERGROUND CAR PARKING SPACES
- CONTEMPORARY AND ACTIVE PUBLIC REALM
Within Edinburgh’s West End connects The Haymarket with The Exchange District.

Construction has already started on Haymarket 5.
**EVERYTHING is CONNECTED**

**THE HAYMARKET’S STRATEGIC POSITION MAKES IT ONE OF THE MOST ACCESSIBLE BUSINESS LOCATIONS IN EDINBURGH, IF NOT SCOTLAND. AS A MAJOR HUB FOR SCOTLAND, EDINBURGH HAS QUICK AND EASY LINKS TO ALL UK AND INTERNATIONAL DESTINATIONS.**

<table>
<thead>
<tr>
<th>Location</th>
<th>Travel Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>York Place</td>
<td>Tram 15 min</td>
</tr>
<tr>
<td>Edinburgh Airport</td>
<td>Tram 22 min</td>
</tr>
<tr>
<td>Edinburgh Park</td>
<td>Tram 15 min</td>
</tr>
<tr>
<td>Princes Street</td>
<td>Walk 6 min</td>
</tr>
<tr>
<td>George Street</td>
<td>Walk 8 min</td>
</tr>
<tr>
<td>Morningside</td>
<td>Cycle 15 min</td>
</tr>
<tr>
<td>Trinity Road</td>
<td>Cycle 20 min</td>
</tr>
<tr>
<td>Glasgow</td>
<td>Train 47 min</td>
</tr>
<tr>
<td>Aberdeen</td>
<td>Train 2 hrs 15 min</td>
</tr>
<tr>
<td>London</td>
<td>Train 4 hrs 29 min</td>
</tr>
<tr>
<td>Paris</td>
<td>Air 1 hr 50 min</td>
</tr>
<tr>
<td>Brussels</td>
<td>Air 1 hr 40 min</td>
</tr>
<tr>
<td>Doha</td>
<td>Air 6 hrs 55 min</td>
</tr>
<tr>
<td>New York</td>
<td>Air 7 hrs 20 min</td>
</tr>
</tbody>
</table>
EVERYTHING is CONNECTED

THE HAYMARKET IS A STONE'S THROW FROM EDINBURGH'S MAIN SHOPPING AREAS AND SURROUNDED BY A WIDE SELECTION OF AMENITIES.

WITHIN EASY WALKING DISTANCE

- 14 Bars
- 8 Hotels
- 1 Theatre
- 7 Hairdressers
- 3 Health Clubs
- 27 Coffee & sandwich shops
- 6 Car Parks
- 24 Restaurants
- 5 Bus Routes
- 1 Nursery
- 1 Mainline Station
- 2 Tram stops
- 4 Cash machines
- 1 Post Office
- 3 Cinemas

LOCAL AMENITIES
EVERYTHING **is** CONNECTED

tHe SITS AMONGST SOME OF THE UK’S LARGEST FINANCIAL AND BUSINESS INSTITUTIONS, POSITIONED IN THE HEART OF EDINBURGH’S CITY CENTRE.
MASTER PLANNED BY SCOTTISH AWARD WINNING ARCHITECT RICHARD MURPHY ASSOCIATES, tHe WILL CREATE A NEW PRESENCE IN EDINBURGH’S REGENERATED BUSINESS CORE.

From striking new office buildings, new hotels to bars, restaurants and retail units, all sitting on top of a new 321 space public car park.

Versatile office accommodation will offer high profile new headquarters buildings, cost efficient accommodation and the flexibility to offer subdivision of buildings and subdivision of floors. Ultimately creating a development that can accommodate the whole spectrum of office occupiers.

A CGI OF HAYMARKET 5 VIEWED FROM HAYMARKET STATION. ASPIRATIONAL IMAGES BY OPTIMISED ENVIRONMENT
A CGI of Haymarket Viewed from Dalry Road. Aspirational imagery of optimised environment.
The Hot Spot

A CGI of Haymarket 1 and 5 viewed from Morrison Street.

Aspirational images by Optimised Environment.
tHe HELPS BUILD ON EDINBURGH’S POSITION AT THE HEART OF EDUCATION, BUSINESS, GOVERNMENT AND CULTURE IN SCOTLAND.
OFFERING A RANGE OF OFFICE, RETAIL AND HOTEL SPACE ACROSS FIVE DISTINCTIVE BUILDINGS WITH THE BENEFIT OF SECURITY CAR PARKING ON-SITE.

tHe IS CURRENTLY WORKING WITH A NUMBER OF RETAIL OCCUPIERS TO SATISFY KEY TENANT NEEDS.
THE DISTINCTIVE HAYMARKET 5 SITS PROMINENTLY OVERLOOKING HAYMARKET JUNCTION. PROVIDING OVER 92,000 SQ FT AND FLOOR PLATES OF 14,800 SQ FT DESIGNED AROUND AN OUTSTANDING ATRIUM.

### Ground Floor

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
<th>sq m (NIA)</th>
<th>sq ft (NIA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>7th Floor</td>
<td>1,003</td>
<td>10,796</td>
<td></td>
</tr>
<tr>
<td>6th Floor</td>
<td>1,006</td>
<td>10,828</td>
<td></td>
</tr>
<tr>
<td>5th Floor</td>
<td>1,375</td>
<td>14,800</td>
<td></td>
</tr>
<tr>
<td>4th Floor</td>
<td>1,375</td>
<td>14,800</td>
<td></td>
</tr>
<tr>
<td>3rd Floor</td>
<td>1,375</td>
<td>14,800</td>
<td></td>
</tr>
<tr>
<td>2nd Floor</td>
<td>1,375</td>
<td>14,800</td>
<td></td>
</tr>
<tr>
<td>1st Floor</td>
<td>1,079</td>
<td>11,614</td>
<td></td>
</tr>
<tr>
<td>Ground Floor (Retail/Leisure)</td>
<td>900</td>
<td>9,688</td>
<td></td>
</tr>
<tr>
<td><strong>Total office space</strong></td>
<td><strong>8,588</strong></td>
<td><strong>92,438</strong></td>
<td></td>
</tr>
</tbody>
</table>
TYPICAL FLOOR (2ND TO 5TH FLOORS)

1ST FLOOR

FLOOR PLANS
**TYPICAL FLOOR (2ND TO 5TH FLOORS)**

**INDICATIVE FIT-OUT (LOW DENSITY)**

Total 146 desks (excluding receptionist) based on 1,800 x 800 desk size.

**TYPICAL FLOOR (2ND TO 5TH FLOORS)**

**INDICATIVE FIT-OUT (HIGH DENSITY)**

Total 100 desks (including receptionist) based on 1,800 x 800 desk size within cellular space. 1,800 x 800 and 1,600 x 800 within open plan area.
The is looking to engage with people using the public spaces. By creating spaces with personality, that interact with the environments around them, and ultimately, that inspire people to use them.
Key features

- Strikingly designed buildings in a high profile city centre location.
- Natural stone features combined with a curtain walling system incorporating full height double glazed windows.
- Private roof terrace.
- Fully glazed structural revolving door.
- Dramatic seven storey atrium incorporating a high quality bespoke reception and waiting area.
- CCTV, swipe control/intercom pass control for security gates. 24 hour access.
- Designed to offer efficient open plan office accommodation with minimal columns increasing space planning options.
- 2.7m floor to ceiling height in all office areas with 120mm clear raised access floor, metal suspended ceiling tiles incorporating LED lighting to the equivalent of LG7.
- Feature increased floor to ceiling height on 7th floor.
- Building Energy Management System to ensure efficient use of heating/cooling and lighting systems.
- Comfort cooling and heating provided by an efficient VRF system.
- Shower facilities, female, male and accessible toilets on all levels finished to a high standard.

- 3 high speed destination control passenger lifts serving all floors.
- Secure underground parking with motorcycle and cycle spaces. Additional spaces from the car park operator.
- 4+1 kN/m² floor loading throughout all office areas.
- Services capacity of 16m².
- Capacity for tenant plant and generator.
- Comprehensive management approach for the whole development.

Future proof & sustainability

- Targeting Excellent BREEAM rating.
- Materials/systems selected from sustainable sources where possible with reference to the BRE 'Green Guide to Specification'.
- BEMS to ensure efficient use of energy.
- Low water use systems.
- Immediate access to the public transport infrastructure.
A DEVELOPMENT BY

EDINBURGH HAYMARKET DEVELOPMENTS LIMITED
A JOINT VENTURE OF

One of the world’s foremost support services and construction companies, operating in the public and private sectors in the UK and internationally. We offer advice, design, construction, equipment, facilities management and front-line public services.

Interserve is based in the UK and is listed in the FTSE 250 index. We have gross revenue of £3.1 billion and a workforce of over 75,000 people worldwide.

www.interserve.com

Tiger Developments has established itself as a highly successful and reputable property investment and development company both in the UK and continental Europe.

Tiger works to increase the value of its property portfolio through refurbishments, lettings, rent reviews and renewals, rationalisation, development and sales, and is committed to seeking out investment and development opportunities in all sectors of the property market.

Tiger has concluded over £1 billion of transactions in the UK and over £200 million in mainland Europe.

www.tigerdevelopments.com

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